

1 **KIRK-HUGHES & ASSOCIATES**
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9 Attorneys for Debtor

10 **UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF NEVADA**

12 In re:) CASE NO.: BK-S-10-10004-BAM
13) Chapter 11
14 GERALDINE HUGHES,)
15)
16 Debtor.) Date: N/A
17) Time: N/A

18 **STIPULATION AND ORDER ALLOWING SALE OF**
19 **1820 LAVERNE CIRCLE, LAS VEGAS, NEVADA**

20 Debtor GERALIDINE KIRK-HUGHES (Debtor) by and through her
21 attorneys, LAW OFFICES OF KIRK-HUGHES & ASSOCIATE, and
22 Interested Secured Party BAC HOME LOANS SERVICING, LP (BAC),
23 fka COUNTRYWIDE HOME LOANS SERVICING, LP, by and through its
24 attorneys, MILES, BAUER, BERGSTROM & WINTERS, LLP, hereby
stipulate and agree as follows:

1 1. BAC is the beneficiary and holder of that certain
2 Promissory Note which evidences a loan to Debtor in the amount
3 of Three Hundred Twelve Thousand Seven Hundred Fifty-five
4 Dollars (\$312,755.00).

5 2. The Note was secured by a Deed of Trust in the
6 amount of Three Hundred Twelve Thousand Seven Hundred Fifty-
7 five Dollars (\$312,755.00) against certain real property owned
8 by Debtor and located at 1820 LaVerne Circle, Las Vegas,
9 Nevada, 89108.

10 3. The Debtor has fallen into default on her obligation
11 to the Creditor, BAC HOME LOANS SERVICING, LP.

12 4. On January 3, 2010, the Debtor filed a Chapter 13
13 Petition which was converted to Chapter 11 on or about March
14 16, 2010.

15 5. The Debtor has listed three (3) real properties she
16 owns as part of her Bankruptcy Petition. Included as one of
17 these properties is the property located at 1820 LaVerne
18 Circle.

19 6. In order to prepare a viable Plan, the Debtor must
20 sell the LaVerne Circle property on a short sale and has a
21 buyer.

22 7. BAC has informed the Debtor that it has
23 conditionally approved the short sale of the LaVerne property
24 based on the Mortgage Insurance giving its approval, which it
25

1 will do if such a sale is approved by the Bankruptcy Judge in
 2 this matter, the Honorable Bruce A. Markell, and the Stay is
 3 lifted only for this specific sale. (Attached hereto is the
 4 EQUATOR from Nationwide Foreclosed Home Listing Services)

5
 6 8. BAC also holds the mortgage on the other two (2)
 7 properties owned by the Debtor that are a part of this
 8 Bankruptcy. The Ft. Apache property is one month in default
 9 which is pre-petition and which will be included in the
 10 Debtor's Plan. The Debtor is pursuing a loan modification on
 11 the Idaho property.
 12

13
 14 Dated: 6-10-2010

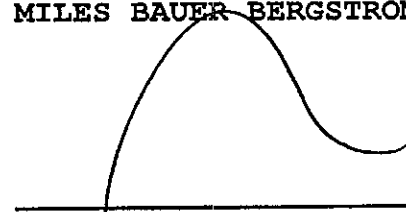
15 KIRK-HUGHES & ASSOCIATES

16
 17 

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 22 GERALDINE KIRK-HUGHES

Dated: 6-10-2010

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 21 Attorney for the Creditor
 22 BAC HOME LOANS SERVICING, LP

23
 24
 25 **ORDER**

26 The Court having considered the Stipulation and Agreement
 27 submitted herewith and for good cause appearing:
 28

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the
2 Automatic Stay is lifted in this matter to allow the Debtor,
3 GERALDINE KIRK-HUGHES, to proceed with the short sale of the
4 real property located at 1820 LaVerne Circle, Las Vegas,
5 Nevada, 89108, and specifically described as
6

7 STONEHAVEN: Plat Book 10, Page 12, Lot 11,
8 Block 2 as recorded in the Office of the
9 County Recorder, Clark County; APN:139-
10 19-318-020.

11 DATED this ____ day of May, 2010.

12
13
14 U.S. BANKRUPTCY COURT JUDGE

15 Respectfully Submitted:

Approved/Disapproved:

16 KIRK-HUGHES & ASSOCIATES

MILES BAUER BERGSTROM &
WINTERS

17 /s/ Geraldine Kirk-Hughes

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BAC HOME LOANS SERVICING

23 U.S. TRUSTEE

24 The Trustee for this case
25 determined it was not necessary
for him to sign as the Trustee's Office played no part in this SAO.

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